
**RESOLUTION 2013-01
COMPREHENSIVE PLAN AMENDMENT
NEW CHAUNCEY NEIGHBORHOOD PLAN**

**STAFF REPORT ADDENDUM
April 11, 2013**



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Comprehensive Plan Amendment
New Chauncey Neighborhood Plan

ADDENDUM

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Plan is available for viewing and downloading at:

<http://www.tippecanoe.in.gov/egov/apps/document/center.egov?view=item&id=6991>

Following the inconclusive vote at the January 16, 2013 APC public hearing, the president of the Area Plan Commission authorized staff to accede to the steering committee's homeowner representatives' request for a follow up meeting to discuss their recommended changes to the plan's future land use map. The ultimate purpose of the meeting was to make whatever changes were necessary so that the entire steering committee could reach consensus and support a final product. This additional steering committee meeting took place on March 26th and all but two steering committee members were present (one of the two homeowner representatives and one of the two landlord representatives were unable to attend).

Staff is pleased to report that, after a lengthy discussion of the neighborhood representatives' proposal, consensus among the steering committee members has been reached. This final version of the future land use map, now fully endorsed by the neighborhood's constituency groups as represented in the membership of the steering committee, continues to present areas for redevelopment and intensification along the Fowler Avenue and Northwestern Avenue corridors while expanding the area reserved for a lower-density residential future.

Where the prior version of the future land use map planned for approximately 75% of the area of the neighborhood to largely remain in its existing low-density residential state (an area that included approximately 89% of the neighborhood's existing single-family housing stock), this revised version expands the lower-density area to just over 80% of the area of the neighborhood (an area that now includes nearly 95% of the existing single-family housing stock).

Relative to areas for redevelopment, the prior version of the plan called for approximately 22% of the area of the neighborhood to see an increase in development intensity. That number has now fallen to approximately 17% with the remaining 3% of the area of the neighborhood being comprised of existing parks, the Purdue parking garage on Northwestern Avenue and the existing commercial areas at the Robinson/Salisbury intersection, which are all planned to remain. There were no changes to the proposed park area overlay.

The end result is a plan that, while firmly rooted in the preservation of its historic residential identity, more fully embraces its surroundings so as to truly serve as that indispensable part of a city that knits together the disparate uses that surrounds it, creating a more orderly transition from high activity centers to quieter residential and park areas. In achieving this, the Plan remains true to its vision statement in creating *“...a vibrant and culturally diverse neighborhood that invites all ages to live, work and shop in a place with a unique and distinct character...”*

Staff recommends adoption of the New Chauncey Neighborhood Plan and its inclusion in the *Comprehensive Plan of Tippecanoe County*.

RECOMMENDATION:

Approval

RESOLUTION NO. 2013-01

WHEREAS, the *Comprehensive Plan* was adopted in 1981 and allows for the inclusion of neighborhood plans; and

WHEREAS, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

WHEREAS, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Comprehensive Plan*; and

WHEREAS, the Area Plan Commission of Tippecanoe County after due consideration, adopted this amendment known as the *New Chauncey Neighborhood Plan*, an amendment to the adopted *Comprehensive Plan*, finding it to be in accord with its own goals, thus recommending the amendment to the City of West Lafayette;

NOW THEREFORE, BE IT RESOLVED BY THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY, THAT:

The *New Chauncey Neighborhood Plan*, a part of the *Comprehensive Plan* for *Tippecanoe County*, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage.

Roland K. Winger, President

Attest:

Sallie Dell Fahey, Secretary